FILED Jan 19, 2022 02:34 pm
BOOK 01410
PAGE 0330 THRU 0332
INSTRUMENT # 00252
RECORDING $26.00
EXCISE TAX (None)

FILED
VANCE
COUNTY NC
CASSANDRA D. NEAL
REGISTER
OF DEEDS
JJS

This instrument is prepared by Michael E. Satterwhite, a licensed NC attorney. Delinquent Taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

NORTH CAROLINA GENERAL WARRANTY DEED
[TITLE NOT EXAMINED BY DRAFTSMAN]

Excise Tax:	**-0-**
Parcel ID:	**0205 01002 (part of)**
Mail/Box to:	**Michael E. Satterwhite P.O. Box 1820 Henderson, NC 27536**
Prepared by:	**STAINBACK, SATTERWHITE & ZOLLICOFFER, PLLC – Michael E. Satterwhite**
Brief description for the Index:	**Lot 39, 2.65 acres, Plat Book V, Page 542, Vance County Registry**

THIS GENERAL WARRANTY DEED ("Deed") is made on the **11th** day of **January, 2022** by and between:

GRANTOR	GRANTEE
WILLOW CREEK RUN DEVELOPERS, **a North Carolina General Partnership** **(fka Dabney Estates Associates)** **451 Ruin Creek Road, Suite 101** **Henderson, NC 27536**	**J. HENRY BANKS, Married** **P.O. Box 1482** **Henderson, NC 27536**

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of _____, **Henderson** Township, **Vance** County, North Carolina and more particularly described as follows (the "Property"):

Being Lot 39, containing 2.65 acres according to survey and plat entitled "Survey for Willow Creek Run Subdivision Owners – Willow Creek Run Developers, Section Three" as prepared by Cawthorne & Associates, RLS, PA, dated December 13, 1995 as appears in Plat Book "V," Page 542, in the office of the Register of Deeds of Vance County.

NC Bar Association Real Property Section Form No. 3 © Revised 02/2021
Printed by Agreement with the NC Bar Association

All or a portion of the Property was acquired by Grantor by instrument recorded in **Book 613, Page 726**

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in **Plat Book "V" Page 542, Vance County Registry**

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

a. **Existing rights of way for roadways and public utilities of record.**
b. **Restrictive Covenants in Book 597, Page 1, as amended in Book 613, Page 730, and Addendum in Book 1101, Page 546, Vance County Registry [NOTE: Subject to release of common area as appears in Book 1048, Page 394 and Book 1075, Page 83, Vance County Registry].**
c. **Building setbacks, easements, rights of way and all other matters as appear on plat recorded in Plat Book "V" Page 542, Vance County Registry.**
d. **Terms and provisions of all applicable zoning, land use and planning ordinances, statutes and regulations.**
e. **Vance County ad valorem taxes for 2022 et seq. years.**

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

WILLOW CREEK RUN DEVELOPERS
a North Carolina General Partnership

By: Cornelius F. Cathcart
Cornelius F. Cathcart, Managing General Partner

State of **North Carolina** - County or City of **Vance**

I, the undersigned Notary Public of the County or City of **Vance** and State aforesaid, certify that **CORNELIUS F. CATHCART** personally came before me this day and acknowledged that he is **Managing General Partner of Willow Creek Run Developers,** a North Carolina general partnership, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 11th day of **January, 2022.**

My Commission Expires: **3/25/2023**

(Affix Seal)

MICHAEL E. SATTERWHITE, Notary Public
Notary's Printed or Typed Name

